

Comments sent to Bristol City Council following the PAG meeting on 4 April 2016.

Application Summary

Address: Queen Anne House Queen Square Bristol
BS1 4JP

Proposal: Installation of two, high-level, internally illuminated, KPMG logo fascia signs.

Case Officer: Thomas Wilkinson

[Click for further information](#)

Customer Details

Name: Mr John Payne

Email: johnpayne997@btinternet.com

Address: 53 Zetland Road, Bristol BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Bristol Civic Society objects strongly to the proposed signage. These internally LED illuminated signs are from 13 to 14 metres above ground level and cover an area 2.9m by 1.1m. They are total unnecessary for locating the building. Yet the signage on the Queen Square elevation would be very harmful to the character of the Square, a particularly fine formal square surrounded by superb period buildings. The Council has done much to rescue the square from the sacrilege of the erstwhile major road which passed through it and committed generous resources to restore its dignity and tranquility. The signage on the Thunderbolt Square elevation would also have a harmful effect on the approach to Queen Square and the historically important King Street which contributes much to the character of this area. Finally, the signage would be harmful to the setting of the adjacent Listed Building. Together, the two signs would have a harmful impact on the character of the Conservation Area as a whole.

Application Summary

Address: Ground Floor 27A Regent Street Bristol BS8 4HR

Proposal: Proposed internally illuminated fascia sign, hanging sign and window displays, non-illuminated fascia sign.

Case Officer: Amy Prendergast

[Click for further information](#)

Customer Details

Name: Mr John Payne

Email: johnpayne997@btinternet.com

Address: 53 Zetland Road, Bristol BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Bristol Civic Society objects to the proposed signage. It is not absolutely clear from the drawings submitted but there appears to be a proposed additional internally illuminated hanging sign. There will also be a large array of illuminated information including screens in the window. Together the proposed signage will intensify the harmful impact on the amenity of the Conservation Area arising from advertising at these premises.

Application Summary

Address: Scout Hut Goolden Street Bristol BS4 3BB
Former scout hall to be demolished and land to be excavated to road level to permit construction of six three-storey family dwellings for shared ownership.

Proposal:

Case Officer: Heather Faulkner

[Click for further information](#)

Customer Details

Name: Mr John Payne
Email: johnpayne997@btinternet.com
Address: 53 Zetland Road, Bristol BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: Bristol Civic Society has no objection to the principle of residential development on this site. The Society does, however, object to the height of the proposed dwellings which, at three storeys, would be inconsistent with the predominance of two storey houses in the neighbourhood. This could also harm the amenity of the houses opposite. The garages at ground floor level will have a detrimental effect on the street scene by creating dead frontage. There is no guarantee that garages would be used to accommodate cars which could be left on the street or half on, half off the pavement.

Application Summary

Address: Land At Junction Of Goolden Street And Bathwell Road Bristol

Proposal: Construction of town house with linked garden room.

Case Officer: Heather Faulkner

[Click for further information](#)

Customer Details

Name: Mr John Payne

Email: johnpayne997@btinternet.com

Address: 53 Zetland Road, Bristol BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Bristol Civic Society objects to the proposed development. The three storey, flat roof proposal is not at all sympathetic to the character of the neighbourhood and would be harmful to its appearance. Residential development on this site would be beneficial but it must respect the character of the area in terms of its scale and design.

Application Summary

Address: 7 - 8 Portland Square Bristol BS2 8ST
Change of use of existing offices (B1a) at basement to third floor levels and clinic (D1) to 21 no. apartments (Class C3 (a)) with associated external works, car parking, refuse and cycle storage. (Major Application).

Proposal:

Case Officer: Kevin Morley
[Click for further information](#)

Customer Details

Name: Mr John Payne
Email: johnpayne997@btinternet.com
Address: 53 Zetland Road, Bristol BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: Although Bristol Civic Society is supportive of the return of premises in Portland Square to residential use, the Society considers that the proposal would result in an over intensive use of the site. The Society feels that the concentration of 21 units on a site that has virtually no amenity space would impair the quality of the accommodation provided and neither enhance nor preserve the character of the Conservation Area. A scheme providing a more modest number of units would be more appropriate.

Application Summary

Address: 20 Sydenham Lane Bristol BS6 5SQ
Proposal: Proposed two storey 3no. bedroom mews style house off of Sydenham Lane.

Case Officer: Ben Burke

[Click for further information](#)

Customer Details

Name: Mr John Payne
Email: johnpayne997@btinternet.com
Address: 53 Zetland Road, Bristol BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group

Stance: Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment:

Comments: Bristol Civic Society suggests that the street scene would be improved if there were a small step down in roof level from the adjoining property to reflect the slope in the road.

Comments for Planning Application 16/00410/F Application Summary Application Number: 16/00410/F Address: 94-96 Bedminster Parade Bristol BS3 4HL Proposal: Proposed demolition of ground floor commercial space. Removal of brickwork infill, and shop front glazing at ground floor level, for replacement with new curtain walling and over cladding of structural piers to match the new development above. Case Officer: Anna Penn Customer Details Name: Mr John Payne Address: 53 Zetland Road, Bristol BS6 7AJ Comment Details Commenter Type: Amenity - Residents Group Stance: Customer made comments neither objecting to or supporting the Planning Application Comment Reasons: Comment:Bristol Civic Society welcomes the redevelopment of this site but suggests that a design more respectful to the adjoining buildings on Bedminster Parade would contribute more to the quality of the Conservation Area.

Application Summary

Address: Land Between Ladies Mile & Clifton Down
Bridge Valley Road Bristol

Proposal: Proposed pedestrian/cycle bridge over
Bridge Valley Road.

Case Officer: Charlotte Sangway

[Click for further information](#)

Customer Details

Name: Mr John Payne

Email: johnpayne997@btinternet.com

Address: 53 Zetland Road, Bristol BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: The Society lodged the following objection to the previous proposal for a bridge in this location.

"Bristol Civic Society made the following response to the proposal at the pre-application stage. Our position remains the same and we object to the proposed bridge design which we think would be harmful to the wooded, rural character of Bridge Valley Road which we feel could only absorb a light structure without harmful effects. "Whilst the Society considers the broad aims of the proposal - connectivity, safety, skills training and durability - are admirable, we are neither strongly for nor against the concept of a bridge at this location. If you proceed with the project, we would suggest that the bridge be simple, light and as unobtrusive as possible so as to minimise its impact on the wooded, unbuilt up setting which is such a wonderful asset to the City so close to its centre. It might be helpful to put forward a number of design options. The Society is not aware of how the proposal would be funded. If it were not privately funded, it would clearly have to justify its claim on scarce resources."

The position of the Society on these issues has not changed and we are additionally concerned that the current proposal could have a harmful impact on the open and parkland character of the Promenade arising from the construction of the proposed circular ramp.

Application Summary

Address: Unit 1 Hengrove Leisure Park Hengrove Way
Bristol BS14 0HR

Proposal: Proposed roof-mounted internally
illuminated logo sign.

Case Officer: Nicos Taylor

[Click for further information](#)

Customer Details

Name: Mr John Payne

Email: johnpayne997@btinternet.com

Address: 53 Zetland Road, Bristol BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group

Stance: Customer objects to the Planning
Application

**Reasons for
comment:**

Comments: Bristol Civic Society objects strongly to the
proposed advertisement. The internally
illuminated sign is too high and too large. It
would be harmful to the amenity of the
area.

Application Summary

Address: Southey House 33 Wine Street Bristol
Change of use of lower ground floor to
Proposal: provide 4 no. one bedroom flats. Proposed
cycle and refuse storage to basement floor.
Case Officer: Ben Burke
[Click for further information](#)

Customer Details

Name: Mr John Payne
Email: johnpayne997@btinternet.com
Address: 53 Zetland Road, Bristol BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: Bristol Civic Society objects to the proposed development. The limited natural light available to the proposed dwellings would result in an unsatisfactory living environment.

Application Summary

Address: 50 Whiteladies Road Bristol BS8 2NH
Application for consent to display an advertisement(s). 2 No. Illuminated fascia signs. 1 No. illuminated hanging sign. 2 No. illuminated ATM surround signs. 1 No. non illuminated other sign.

Proposal:

Case Officer: Thomas Wilkinson
[Click for further information](#)

Customer Details

Name: Mr John Payne
Email: johnpayne997@btinternet.com
Address: 53 Zetland Road, Bristol BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Bristol Civic Society objects to the proposed signage. The cumulative impact of the illuminated fascia signs, hanging signs and ATM surrounds would have a harmful effect on the character of the Conservation Area. A non illuminated approach would be more appropriate.

Application Summary

Address: 6 Argyle Road St Pauls Bristol
Proposal: Construction of 3 new 2 bed houses, 4-6 Argyle Road.
Case Officer: Jess Leigh
[Click for further information](#)

Customer Details

Name: Mr John Payne
Email: johnpayne997@btinternet.com
Address: 53 Zetland Road, Bristol BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: Bristol Civic Society objects to the proposed development. The poor access and limited provision of windows would result in a poor living environment. The loss of open space and some of the proposed materials, grey pressed metal for the roofs and cedar cladding, which are not sympathetic to the neighbourhood character, would have a harmful impact on the amenity of the area.

Application Summary

Address: Backfields House Upper York Street Bristol
BS2 8QJ

Proposal: Advertising fascias with business name and
description of items sold.

Case Officer: Rory Hillman
[Click for further information](#)

Customer Details

Name: Mr John Payne
Email: johnpayne997@btinternet.com
Address: 53 Zetland Road, Bristol BS6 7AJ

Comments Details

**Commenter
Type:** Amenity - Residents Group

Stance: Customer made comments neither objecting
to or supporting the Planning Application

Reasons for comment:

Comments: Bristol Civic Society acknowledges the
important charitable work undertaken by
Emmaus. However, we suggest that lower
level and smaller signage would have less
adverse impact on the amenity of the area.

I submitted the following comments following a request for the Society to consider this application. The submission deadline was before the 4 April meeting.

Application Summary

Address: 18 Clifton Wood Road Bristol BS8 4TW
Proposal: Loft conversion with rear dormer. Balcony and new steps at rear to garden.
Case Officer: Amy Prendergast
[Click for further information](#)

Customer Details

Name: Mr John Payne
Email: johnpayne997@btinternet.com
Address: 53 Zetland Road, Bristol BS6 7AJ

Comments Details

Commenter Type: Amenity - Residents Group
Stance: Customer objects to the Planning Application
Reasons for comment:
Comments: Bristol Civic Society objects to the proposed loft conversion and rear dormer. The scale and appearance of the proposed dormer is wholly inappropriate in the context of this group of terraced dwellings. As such, it would be harmful to the character of the Conservation Area in which they are located. The potential impact of the proposal on views into Clifton Woods should also be assessed. In addition, the fenestration at second floor level, particularly the proposed french doors and Juliet balcony, will increase overlooking of neighbouring gardens thus harming the amenity of nearby residents.